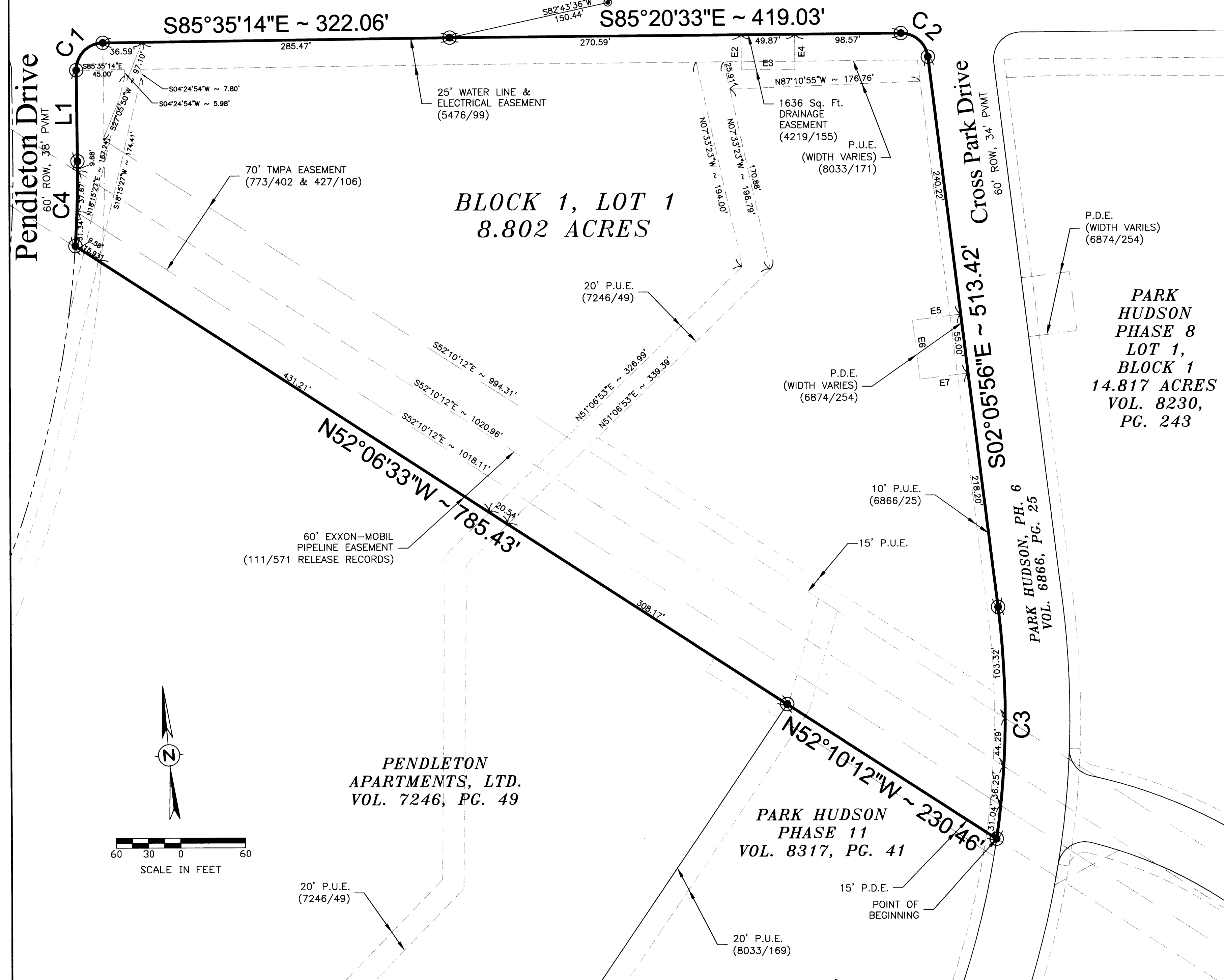


Boonville Road - FM 158
RIGHT-OF-WAY WIDTH VARIES, PAVEMENT WIDTH VARIES

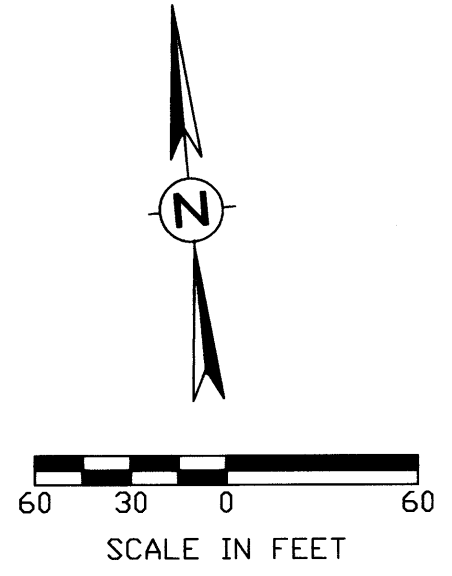


BLOCK 1, LOT 1
8.802 ACRES

PARK HUDSON
PHASE 8
LOT 1,
BLOCK 1
14.817 ACRES
VOL. 8230,
PG. 243

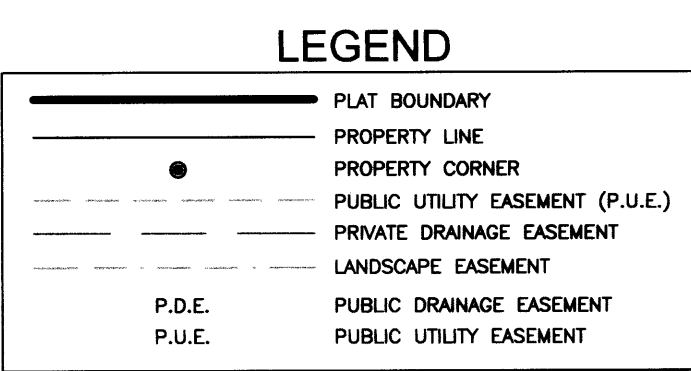
PENDLETON
APARTMENTS, LTD.
VOL. 7246, PG. 49

PARK HUDSON
PHASE 11
VOL. 8317, PG. 41



LINE	LENGTH	BEARING
L1	84.47'	N04°24'54"E
E2	32.81'	S04°39'48"W
E3	49.87'	S85°20'12"E
E4	32.81'	N04°39'48"E
E5	45.00'	S87°54'04"W
E6	55.00'	S02°05'56"E
E7	45.00'	N87°54'04"E

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	39.27'	25.00'	89°59'52"	25.00'	35.35'	N49°24'50"E
C2	36.32'	25.00'	83°14'37"	22.21'	33.21'	S43°43'14"E
C3	214.90'	796.00'	15°28'06"	108.11'	214.25'	S05°38'07"W
C4	78.69'	1030.00'	4°22'38"	39.36'	78.67'	N06°36'13"E



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, William J. Lero, President of Bryan Development, Ltd., a Texas Limited Partnership, By Bryan Development General Partner, Inc., General Partner, owner and developer of the 8.802 acre tract, shown on this plat, being part of the tract of land conveyed in the Deed Records of Brazos County in Volume 3734, Page 105, and Volume 3375, Page 144, and designated herein as the Park Hudson Subdivision, Phase 12, in the City of Bryan, Texas and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements and public places thereon shown for the purpose and consideration therein expressed.

William J. Lero, President
Bryan Development, Ltd.

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared William J. Lero known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 1st day of October, 2008.

GINGER L. URSO
Notary Public, State of Texas
My Commission Expires September 05, 2011

Ginger L. Urso
Notary Public in and for the State of Texas
Printed Name: Ginger L. Urso
My Commission Expires: 9-5-11

APPROVAL OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 2nd day of October, 2008.

Kenn Russell
Planning Administrator, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 2nd day of October, 2008.

W. Paul King
City Engineer, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen County Clerk in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office on the 2nd day of October, 2008, in the Official Records of Brazos County, Texas, in Volume 8666 Page 125.

WITNESS my hand and official Seal, at my office in Bryan, Texas.

Karen McQueen, Co. Clerk
County Clerk
Brazos County, Texas
Betty King
Deputy Clerk

METES AND BOUNDS DESCRIPTION OF A
8.802 ACRE TRACT
J. W. SCOTT SURVEY, A-49
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE J. W. SCOTT SURVEY, ABSTRACT NO. 49, BRYAN, BRAZOS COUNTY, TEXAS; SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 238.842 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN DEVELOPMENT, LTD. RECORDED IN VOLUME 3734, PAGE 105 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- TENCEN: N 57° 10' 12" W ALONG THE COMMON LINE OF SAID REMAINDER OF 238.842 ACRE TRACT AND SAID PARK HUDSON, PHASE 11, FOR A DISTANCE OF 230.46 FEET TO A POINT MARKING THE NORTH CORNER OF PARK HUDSON, PHASE 11, AND THE NORTHEAST CORNER OF PENDLETON PLACE SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 7246, PAGE 49 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;
- TENCEN: N 52° 06' 33" W ALONG THE COMMON LINE OF SAID REMAINDER OF 238.842 ACRE TRACT AND PENDLETON PLACE SUBDIVISION FOR A DISTANCE OF 785.43 FEET TO A POINT ON THE EAST LINE OF PENDLETON DRIVE (60' R.O.W.) MARKING THE NORTHWEST CORNER OF PENDLETON PLACE SUBDIVISION, SAID POINT BEING IN A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 1030.00 FEET;
- TENCEN: ALONG THE EAST LINE OF PENDLETON DRIVE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 22' 38" FOR AN ARC DISTANCE OF 78.69 FEET (CHORD BEARS: N 06° 36' 13" E - 78.67 FEET) TO THE ENDING POINT OF SAID CURVE;
- TENCEN: N 04° 24' 54" E CONTINUING ALONG THE EAST LINE OF PENDLETON DRIVE FOR A DISTANCE OF 84.47 FEET TO A POINT MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;
- TENCEN: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 59' 52" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: N 49° 24' 50" E - 35.35 FEET) TO A POINT ON THE SOUTH LINE OF FM 158 (BOONVILLE ROAD - VARIABLE WIDTH R.O.W.) MARKING THE ENDING POINT OF SAID CURVE;
- TENCEN: S 85° 35' 14" E ALONG THE SOUTH LINE OF FM 158 FOR A DISTANCE OF 322.06 FEET TO A POINT MARKING AN ANGLE POINT IN SAID LINE;
- TENCEN: S 85° 20' 33" E CONTINUING ALONG THE SOUTH LINE OF FM 158 FOR A DISTANCE OF 419.03 FEET TO A POINT MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;
- TENCEN: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83° 14' 37" FOR AN ARC DISTANCE OF 36.32 FEET (CHORD BEARS: S 43° 43' 14" E - 33.21 FEET) TO A POINT ON THE WEST LINE OF CROSS PARK DRIVE MARKING THE ENDING POINT OF SAID CURVE;
- TENCEN: S 02° 05' 56" E ALONG THE WEST LINE OF CROSS PARK DRIVE FOR A DISTANCE OF 513.42 FEET TO A POINT MARKING THE BEGINNING OF THE AFOREMENTIONED CLOCKWISE CURVE HAVING A RADIUS OF 796.00 FEET;
- TENCEN: CONTINUING ALONG THE WEST LINE OF CROSS PARK DRIVE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15° 28' 06" FOR AN ARC DISTANCE OF 214.90 FEET (CHORD BEARS: S 05° 38' 07" W - 214.25 FEET) TO THE POINT OF BEGINNING CONTAINING 8.802 ACRES OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF PARK HUDSON, PHASE SIX, ACCORDING TO THE PLAT RECORDED IN VOLUME 6866, PAGE 25 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional Land Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Brad Kerr
Brad Kerr, R.P.L.S. No. 4502

CERTIFICATE OF LIENHOLDER

STATE OF TEXAS
COUNTY OF BRAZOS

We, Franklin Bank, SSB (formerly First National Bank of Bryan), owner and holder of a lien against the property described in the plat known as Park Hudson Subdivision, Phase 12, said lien being evidenced in the Official Records of Brazos County, Texas, found in Volume 7854, Page 44, do hereby in all things subordinate to said plat said lien, and We hereby confirm that We are the present owner of said lien and have not assigned the same nor any part thereof.

Nora Thompson
Nora Thompson, Senior Vice President

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Nora Thompson known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 2nd day of October, 2008.

CINDY BROOKS
Notary Public, State of Texas
My Commission Expires June 20, 2009

Cindy Brooks
Notary Public in and for the State of Texas
Printed Name: Cindy Brooks
My Commission Expires: 6/20/09

Doc Bk Vol Pg
01013826 OR 8860 125

Filed for Record in:
BRAZOS COUNTY

On: Nov 05/2008 at 03:36P

As a
Plat

Document Number: 01013826

Amount: 58.00

Receipt Number - 353497

By:
Betty King

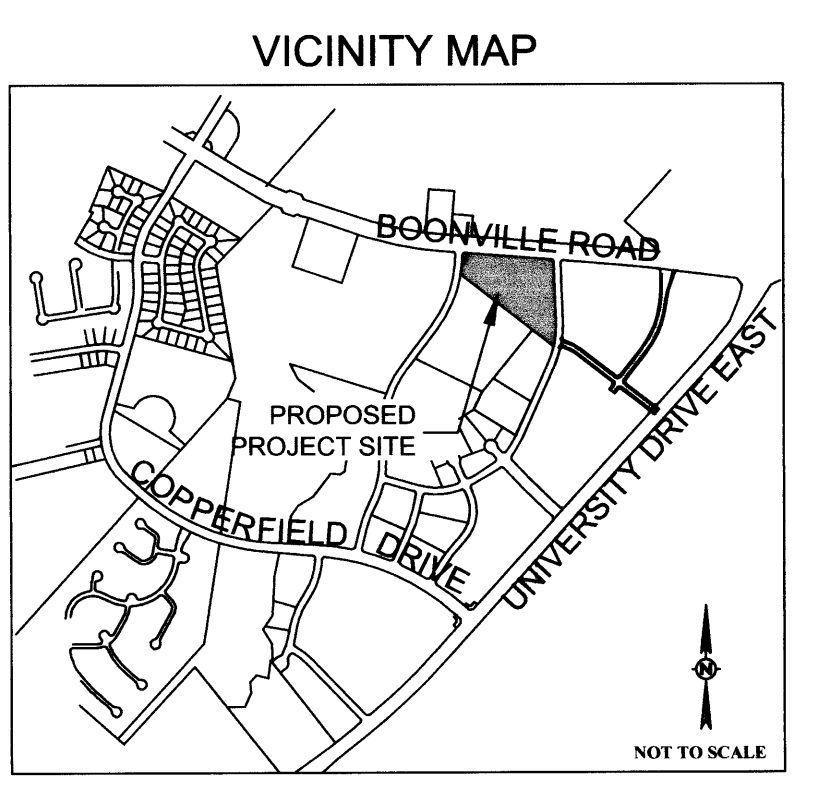
STATE OF TEXAS COUNTY OF BRAZOS

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public Records of:

BRAZOS COUNTY

as stamped hereon by me,
Nov 05/2008

HONORABLE KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY



- NOTES:**
- BEARING SYSTEM SHOWN HEREON IS HONORING THE PLAT CALLED BEARINGS AS SHOWN ON THE PLAT RECORDED IN VOL. 6866, PG. 25, AND AS MONUMENTED ON THE GROUND. (PARK HUDSON, PHASE SIX)
 - IRON RODS WILL BE SET AT ALL PROPERTY CORNERS AND ANGLE POINTS, UNLESS NOTED OTHERWISE.
 - NO PORTION OF THIS TRACT IS WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PLAN NO. 48041C0142 C, EFFECTIVE DATE: 07-02-1992.
 - CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.
 - THE OWNER OF THIS PROPERTY IS BRYAN DEVELOPMENT, LTD., P.O. BOX 3462, BRYAN, TEXAS, 77805.
 - NO DRIVEWAY ACCESS FROM PENDLETON DRIVE WILL BE PERMITTED.
 - MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCES.

FINAL PLAT
PARK HUDSON
SUBDIVISION
PHASE 12
8.802 ACRES

BLOCK 1, LOT 1
J.W. SCOTT SURVEY, A-49
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=60'
OWNER/DEVELOPER:
Bryan Development, Ltd.
P.O. Box 3462
Bryan, Texas 77805
(979) 776-1646

FEBRUARY, 2008
REVISED MARCH, 2008

ENGINEER:
CIVIL DEVELOPMENT, Ltd.
CIVIL ENGINEERING & DESIGN-BUILD SERVICES

Ginger L. Urso, P.E.
2033 Harvey Mitchell Parkway South
College Station, Texas 77840

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
P.O. Box 269
College Station, Texas 77841
(979) 268-3195

P.O. Box 11929, College Station, Texas 77842
(979) 764-7743 Fax: (979) 764-7759

